

NORRIS DAM STATE PARK

125 Village Green Circle

Rocky Top, TN 37769

GENERAL:

The contractor will be responsible for all labor, materials, and equipment necessary to complete the scope of work at Norris Dam State Park. Contractor will be responsible to take their own measurements, etc., to properly quote the scope of work. Contractor is responsible to remove all debris from construction site off state property to an approved location. Contractor is expected to perform all work with quality workmanship, to manufacturer specifications and to the latest (state and local) codes.

Contractor shall have 60 days to complete said work within 15 days of Purchase Order issuance.

SCOPE: CABIN # 26

1. CRAWL SPACE CEILING:

- A. Remove plywood and Styrofoam from bottom of floor joist.
- B. Remove insulation.
- C. Inspect and repair any damage to floor joist, exterior band board and subfloor with like materials.
- D. Add or repair any vapor barrier in crawl space. Tape all joints. Extend to block on all sides, etc.

2. TUB SURROUND:

- A. Remove existing tub surround.
- B. Remove and replace faucet.
- C. Remove existing sheetrock around tub, as necessary, and repair any damaged studs.
- D. Replace sheetrock around tub with backer board for tile and coat backerboard with sealer.
- E. Tile walls around tub (from tub to ceiling and one tile past tub all the way to the floor, with metal edging from floor to ceiling). Tile grout must have sealer applied. Apply clear caulk bottom of tile around top of tub and front.

3. BATHROOM WALLS AND CEILING:

- A. Prime and paint walls and ceilings in bathroom with one coat exterior bonding primer and two coats exterior paint (must let primer and paint dry between coats).
- B. Remove and replace HVAC vent in ceiling.
- C. Remove existing vent fan and replace with new vent fan, light of same size or bigger. Must be LED.

4. KITCHEN:

- A. Remove counter tops from cabinets and snack bar, cabinets, lights, vent fan, and baseboards. Repair hole in ceiling from vent fan removal.
- B. Install new receptacle over range for over-the-range microwave and replace all kitchen, outlets, switches and covers. Color-White. Kitchen outlets must be GFCI protected.
- C. Paint walls and ceilings. Sand walls before priming, apply one coat of exterior bonding primer and two coats of exterior paint (must let paint dry between coats). Primer and paint shall not be applied by spraying.
- D. Contractor is to furnish and install new microwave. Lowes's item # 439246 or equal. Color-Black.
- E. Install new cabinets (as per drawing), new counter tops on cabinets and snack bar, sink and faucet, drain assembly, supply lines and Pex stops.

- F. Install new baseboards and shoe mold. Caulk top of baseboard and shoe mold, fill nail holes and apply two coats of paint.

5. PLUMBING:

- A. Remove existing water lines and existing non-PVC drain lines.
- B. Replace with Pex water lines. (Blue-cold and red-hot.)
- C. Pex fittings must be brass.
- D. No SharkBite type fittings, except for transition purposes, where applicable.
- E. Install, ball type, Pex cut offs on hot and cold-water lines, including water heater.
- F. Water lines must be installed neatly and secured under floor joist. No excessive bending of waterlines; must use elbows. All waterlines through floors and cabinets must be plumb and straight.
- G. Move water heater to crawl space where applicable.
- H. Install new PVC drain lines where applicable, install bath vanity and kitchen sink drains through cabinet. Install PVC drain lines to existing cast iron drain where cast enters soil under cabin.

6. CABIN FLOORING:

- A. Remove all carpet, shoe mold, baseboard, and underlayment (includes baseboard and shoe mold in bathroom).
- B. Repair any subfloor where needed.
- C. Install new quarter inch underlayment (must use ¼ inch crown staples with a maximum spacing of 3 inches on edges and 5 inches across and every 8 inches apart).
- D. Install new laminate flooring, baseboard, and shoe mold (includes bathroom). Caulk top of baseboard and shoe mold, fill nail holes and paint two coats.

7. BACK PORCH STEPS, PORCH HANDRAILS AND PORCH FLOOR:

- A. Steps shall be constructed with pressure treated 2 x 12 stringers, composite decking on steps and toe kicks. Decking must be solid with no grooves on edges or bottom and must be approved prior to installation. Step handrails shall be constructed with vinyl railings containing aluminum inserts and vinyl pickets. Post shall be pressure treated 4 x 4 with vinyl sleeves, caps and bottom trim or aluminum post with vinyl sleeves, caps and bottom trim. Steps shall be a minimum of 40 inches wide. Must use screws approved for pressure treated lumber and no nails will be allowed as approved fasteners.
- B. Remove existing handrails from porch and replace to match step handrails.
- C. Remove existing porch flooring and existing floor joist.
- D. Remove and replace any rotten band material before installing new floor joist.
- E. Install new 2x8 pressure treated floor joist, 16 inches on center, in opposite direction as existing floor joist. Joist must be sloped 1/2 inch from level towards back of cabin.
- F. Install new DuxxBak decking on porch only. Extend decking 1-1/2 inches past siding on band board, to keep water off foundation. Install to manufacturer specifications.
- G. Install end caps on DuxxBak decking.
- H. Glue all vinyl post caps to post sleeves.

8. FRONT PORCH AND WALKWAY:

- A. Remove all front porch decking.
- B. Remove and replace any rotten floor joist, band boards and seal plates with pressure treated pine of like size boards.

- C. Remove existing walkway that connects to front porch and install new framing for a 6 ft x 20 ft approximate size. Contractor must take their own measurements. Contractor must install flashing between any ledger boards and walls. All joists must be at least 2 x 8 pressure treated pine, 16 inches on center and 2x8s cannot span over 10 ft.
- D. Install flashing against walls before installing new decking. Flashing must be for pressure treated lumber as it will deteriorate aluminum.
- E. Install new composite decking on porch area with no spacing between boards. (Decking must be the same as decking on rear steps.
- F. Install new composite decking on walkway with gaps between decking using an 8-penny nail.
- G. Install new railings on both sides of walkway. (Same specs as rear porch railings.)

9. WINDOWS:

- A. Remove existing windows and metal frames.
- B. Remodel openings to accommodate new windows. Replace twin openings with a single window in the center of the existing opening, remodeling to fit new window. If existing window openings are at the corner of the room, move the window opening over 16 inches from corner to the edge of new window.
- C. Repair interior and exterior walls as needed from window removal. Must insulate remodel area with R-13 rated insulation. Interior sheetrock on remodel wall must be finished to paint.
- D. Install new construction windows in new window openings with required flashing and insulate around window with fiberglass or spray foam insulation.
- E. Install ¾ inch jambs around windows and 356 finger joint primed wood casing. Caulk around jambs and casing, fill nail holes and apply two coats of paint.
- F. Window beside front door will not be replaced but still removed. Framing and finish work need to be added to cover and enclose space.

10. EXTERIOR DOORS:

- A. Remove existing exterior doors and metal frames.
- B. Reframe openings to fit new doors.
- C. Repair exterior and interior walls as needed around new door openings. Must insulate new door openings as necessary with R-13 insulation and around door frames.
- D. Install new doors and existing doorknobs.
- E. Trim inside of door with 356 finger joint primed wood casing. Caulk around door casing, fill nail holes and apply two coats of interior paint. Paint interior of door the same color as casing. Paint colors to be furnished at preconstruction meeting.

11. FOUNDATION DOOR:

- A. Remove existing frame and door.
- B. Replace with new fiberglass door, with composite or vinyl jambs, brick mold and threshold, where applicable.
- C. Install new doorknob and dead bolt.
- D. Apply two coats of exterior paint (inside and out) to match foundation color.
- E. Paint colors to be provided at preconstruction meeting.

12. EXTERIOR SIDING AND PAINT:

- A. Remove all batten strips from existing siding and leave the existing siding.
- B. Repair any rotten exterior siding.

- C. Apply Tyvek house wrap (or equal) to the existing siding. Cannot be woven house wrap.
- D. Apply 5/4 x 4-inch Fiber Cement corners, rake trim and window trim, if necessary, etc.
- E. Apply Fiber Cement lap siding over existing siding to manufacturers specifications.
- F. Contractor shall insure that all butt joints and end joints are a maximum of 1/8 inch gap.
- G. Caulk all joints and apply 2 coats of exterior paint. If siding is not primed it must be primed before applying paint.
- H. Must let paint dry between coats. If spraying paint, contractor must back roll paint after each coat.
- I. Pressure wash foundation, caulk all cracks, joints, voids, etc. and apply two coats of exterior paint.

13. INTERIOR WALLS AND CEILINGS:

- A. Repair any existing areas needing repairs in walls and ceilings, as necessary, before painting.
- B. Apply one coat of bonding primer sealer to all sheetrock, existing doors, and door frames.
- C. Apply two coats of paint to all interior walls, ceilings, doors, door frames, window frames, baseboard, and shoe mold. Sand all walls before applying paint. Apply with brush and roller only. Must let paint dry between coats.

14. FRONT PORCH CEILING AND REAR PORCH CEILING:

- A. Install ½ inch AC plywood on front porch ceiling.
- B. Install blocking as necessary to keep edges even.
- C. Caulk joints, cracks, fill holes, etc. Apply exterior sealer primer and apply two coats of exterior paint.

15. GUTTERING:

- A. Install 6-inch aluminum guttering with down spouts and leaf guards. Color-brown and must provide and have approved color sample before installation. Install guttering on exterior where needed.

16. HALLWAY LIGHTS AND KITCHEN LIGHTS:

- A. Remove existing light fixtures in hallway and replace with can-less recessed LED light fixtures or low-profile LED light fixtures. Lights must be approved by Facilities Surveyor.

17. ALL REMAINING INTERIOR LIGHT FIXTURES

- A. Remove and replace remaining interior light fixtures with Park Manager's choice. Light fixture brand or item number shall be furnished at pre-bid.

SPECS: CABIN # 26

1. TUB SURROUND:

- A. Tile- Standard 4-inch square wall tile. Color-white, must furnish sample for approval prior to installation.
- B. Backer board- ½ inch thick cement based.
- C. Tub faucet- Delta- Lowes's item # 813458.
- D. Caulk- DAP Dynaflex Ultra Advanced Exterior Sealant or equal – clear.

2. PAINT AND PRIMER:

- A. Primer- Sherwin Williams- interior and exterior primer- sealer, or equal.
- B. Interior paint shall have a limited lifetime warranty. Sherwin-Williams Super Paint or equal. Sheen to be Park Manager's preference.
- C. Exterior paint shall have a limited lifetime warranty with Sherwin-Williams Super Paint or equal. Sheen to be Park Manager's preference.
- D. Caulking shall be DAP Dynaflex Ultra Advanced Exterior Sealant or equal.
- E. Any new unprimed wood must have primer applied before applying paint.

3. KITCHEN CABINETS:

- A. Cabinets shall be solid wood fronts and doors (American Hardwood Species) with finished plywood sides, back, bottom, top and shelves. No particle board or press board. Cabinets must be approved by Facilities Surveyor prior to installation.
- B. Finish shall be natural or stain with clear coat. No painted cabinets. Finish and color shall be Park Manager's preference.
- C. Cabinet Installation shall be screwed through the back of cabinets into studs (2-1/2 or 3-inch screws) and fronts shall be screwed together through the stiles (2-1/2 screws). All cabinet fronts shall be kept even and no cracks between stiles. Screws shall be counter sunk.

4. COUNTER TOPS:

- A. Countertop shall be 1 3/4-inch thick granite with back splash. Installation shall be done by fabricator. Shall furnish samples for Park Manager's approval.
- B. Countertop shall have stainless steel sink installed under countertop by the countertop fabricator. Sink must be a double bowl with a minimum of 8-inch depth.
- C. Sink faucet- Delta- Lowes's item #356708
- D. Sink baskets- Lowes's item #198311 or equal.

5. TRIM:

- A. Baseboard- 5-1/4 primed wood finger joint.
- B. Casing- 2-1/4 primed wood finger joint.
- C. Jambs- 3/4 primed wood finger joint.

6. SIDING:

- A. Fiber Cement Lap siding with woodgrain and a 30-year warranty.
- B. Siding width- 8-1/4 inches and a 7-inch exposure.
- C. Corners, rake, and window trim- 5/4 x 4-inch Fiber Cement with woodgrain and 30-year warranty.
- D. Fascia (If necessary)- Fiber Cement with woodgrain and 30-year warranty.

7. EXTERIOR DOORS:

- A. Doors shall be woodgrain fiberglass exterior, six panel, single bore, pre hung with satin nickel hinges. Same hand as existing doors. (Does not include foundation door).
- B. Jambs to be standard with brick mold.
- C. Front door will have a side lite like cabin # 27.
- D. Doorknobs- Use existing locks.
- E. Size shall be 3 ft. wide and standard height.

8. WINDOWS:

- A. Windows shall be new construction vinyl, double hung, full screens, low-E with argon and grids.
- B. Color- White

9. FLOORING:

- A. Floors shall be Life Proof Laminate from Home Depot or equal. (Must be same thickness, warranty and composite with rubber backing, if not Life Proof brand from Home Depot).
- B. Contractor shall furnish samples for approval and color. (In stock only).

Terms and Conditions:

This is a turnkey job. All aspects of this job will be left in a finished condition: All finish work, interior and exterior walls and trim, finish painting, caulking and final cleanup are included in this contract.

All bidders are advised to visit site to verify all conditions and dimensions. No allowances will be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

Contractor will be responsible for determining where all utilities are on the job site and care should be taken to protect the utilities from any damage caused by the demo/construction. This will include any underground utilities around the job site area. If damage occurs, it must be repaired within a 24-hour period from the time damage occurs.

Contractor will perform work on regular time and will invoice work time and material not to exceed the quoted price. Any variance in quote will be addressed with a representative of Facilities Management, East TN Regional Office (ETRO) before additional work or materials are supplied.

Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the agency. Work must be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless approval for an alternate schedule is arranged with Facilities Management.

Successful contractor to schedule and attend a pre-construction conference where a pre-construction form will be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor must also schedule and attend a final inspection where a final inspection form will be signed by Facilities Management, Contractor and Park Manager or park representative before invoice will be paid.

Project will begin within 15 days of Purchase Order issuance and be complete within 15 days after project has begun, unless other agreement has been approved by Facilities Management, ETRO.

The contractor will protect areas adjacent to his work and will be required to repair any damage he may cause. Contractor will protect work of other trades. Contractor will correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management.

Workmanship is to be warranted for not less than one year from date of final inspection. Materials will be warranted as per manufacturer warranty.

All materials, equipment, and supplies are to be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.

Submittals shall be required on all materials and must be presented for approval by the State of Tennessee representative whether it is Architect, Engineer, Designer, Park Manager, Facilities Manager, or Facilities Surveyor. If an Architect or Engineer or Certified, Licensed Designer, then it must contain their State Seal.

Clean up of the project site shall be the responsibility of the contractor. Contractor to assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor will clean up and haul away all scrap when work is completed to an approved location off state property.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They must be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management. Contractor will have insurance as will protect the contractor from claims which may arise out of or result from the contractor operations under the contract and for which the contractor may be held legally liable, whether such operations be by the contractor or by sub-contractor or by anyone directly or indirectly employed by any of them, or anyone associated with them for whose acts they may be liable. Sub-contractors must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation. Insurance requirements are listed below.

The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.

Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, permits, and certificate of insurance on project site at all times.

Contractor shall comply with all applicable codes, standards, and regulations in execution of project.

All work must conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing must conform to the latest and most current codes. All Fire Marshall approved projects must have a Certificate of Occupancy issued at the completion of the project. All ADA projects must have approval of the State of Tennessee Facilities Design Coordinator and be in compliance with the latest ADA code at the completion of the project.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to Facilities Management, East TN Regional Office, 160 State Circle, Rocky Top, TN 37769, or to deborah.g.smith@tn.gov.

For scheduling contact:

Facilities Manager: Toney Winstead, 865-712-1513, toney.winstead@tn.gov

Facilities Surveyor: Doug Stephens, 865-221-2633, doug.stephens@tn.gov

1.1. Insurance Requirements:

- 1.1.1. **Insurance.** Contractor shall provide the State a certificate of insurance ("COI") evidencing the coverages and amounts specified below. The COI shall be provided ten (10) business days prior to the Effective Date and again upon renewal or replacement of coverages required by this Contract. If insurance expires during the Term, the State must receive a new COI at least thirty (30) calendar days prior to the insurance's expiration date. If the Contractor loses insurance coverage, does not renew coverage, or for any reason becomes uninsured during the Term, the Contractor shall notify the State immediately.

The COI shall be on a form approved by the Tennessee Department of Commerce and Insurance ("TDCI") and signed by an authorized representative of the insurer. The COI shall list each insurer's national association of insurance commissioners (also known as NAIC) number or federal employer identification number and **list the State of Tennessee, Risk Manager, 312 Rosa L. Parks Ave., 3rd floor Central Procurement Office, Nashville, TN 37243 in the certificate holder section.** At any time, the State may require the Contractor to provide a valid COI detailing coverage description; insurance company; policy number; exceptions; exclusions; policy effective date; policy expiration date; limits of liability; and the name and address of insured. The Contractor's failure to maintain or submit evidence of insurance coverage is considered a material breach of this Contract.

If the Contractor desires to self-insure, then a COI will not be required to prove coverage. In place of the COI, the Contractor must provide a certificate of self-insurance or a letter on the Contractor's letterhead detailing its coverage, liability policy amounts, and proof of funds to reasonably cover such expenses. Compliance with Tenn. Code Ann. § 50-6-405 and the rules of the TDCI is required for the Contractor to self-insure workers' compensation.

All insurance companies must be: (a) acceptable to the State; (b) authorized by the TDCI to transact business in the State of Tennessee; and (c) rated A- VII or better by A. M. Best. The Contractor shall provide the State evidence that all subcontractors maintain the required insurance or that the subcontractors are included under the Contractor's policy.

The Contractor agrees to name the State as an additional insured on any insurance policies with the exception of workers' compensation (employer liability) and professional liability (errors and omissions) ("Professional Liability") insurance. Also, all policies shall contain an endorsement for a waiver of subrogation in favor of the State.

The deductible and any premiums are the Contractor's sole responsibility. Any deductible over fifty thousand dollars (\$50,000) must be approved by the State. The Contractor agrees that the insurance requirements specified in this Section do not reduce any liability the Contractor has assumed under this Contract including any indemnification or hold harmless requirements.

The State agrees that it shall give written notice to the Contractor as soon as practicable after the State becomes aware of any claim asserted or made against the State, but in no event later than thirty (30) calendar days after the State becomes aware of such claim. The failure of the State to give notice shall only relieve the Contractor of its obligations under this Section to the extent that the Contractor can demonstrate actual prejudice arising from the failure to give notice. This Section shall not grant the Contractor or its insurer, through its attorneys, the right to represent the State in any legal matter, as the right to represent the State is governed by Tenn. Code Ann. § 8-6-106.

All coverage required shall be on a primary basis and noncontributory with any other insurance coverage or self-insurance carried by the State. The State reserves the right to

amend or require additional endorsements, types of coverage, and higher or lower limits of coverage depending on the nature of the work. Purchases or contracts involving any hazardous activity or equipment, tenant, concessionaire and lease agreements, alcohol sales, cyber-liability risks, environmental risks, special motorized equipment, or property may require customized insurance requirements (e.g. umbrella liability insurance) in addition to the general requirements listed below.

1.1.2. **Workers' Compensation and Employer Liability Insurance.**

- a. For Contractors statutorily required to carry workers' compensation and employer liability insurance, the Contractor shall maintain:
- b. Workers' compensation and employer liability insurance in the amounts required by appropriate state statutes; or
- c. In an amount not less than one million dollars (\$1,000,000) including employer liability of one million dollars (\$1,000,000) per accident for bodily injury by accident, one million dollars (\$1,000,000) policy limit by disease, and one million dollars (\$1,000,000) per employee for bodily injury by disease.
- d. If the Contractor certifies that it is exempt from the requirements of Tenn. Code Ann. §§ 50-6-101 -- 103, then the Contractor shall furnish written proof of such exemption for one or more of the following reasons:
 1. The Contractor employees fewer than five (5) full or part time employees.
 2. The Contractor is a sole proprietor.
 3. The Contractor is in the construction business or trades with no employees.
 4. The Contractor is in the coal mining industry with no employees.
 5. The Contractor is a state or local government; or
 6. The Contractor self-insures its workers' compensation and is in compliance with the TDCI rules and Tenn. Code Ann. § 50-6-405.

1.1.3. **Commercial General Liability Insurance.**

- a. The Contractor shall maintain commercial general liability insurance, which shall be written on an Insurance Services Office, Inc. (also known as ISO) occurrence form (or a substitute form providing equivalent coverage) and shall cover liability arising from property damage, premises/operations, independent contractors, contractual liability, completed operations/products, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).
- b. The Contractor shall maintain bodily injury/property damage with a combined single limit not less than one million dollars (\$1,000,000) per occurrence and two

million dollars (\$2,000,000) aggregate for bodily injury and property damage, including products and completed operations coverage with an aggregate limit of at least two million dollars (\$2,000,000).

Automobile Liability Insurance. The Contractor shall maintain automobile liability insurance which shall cover liability arising out of any automobile (including owned, leased, hired, and non-owned automobiles). The Contractor shall maintain bodily injury/property damage with a limit not less than one million dollars (\$1,000,000) per occurrence or combined single limit.